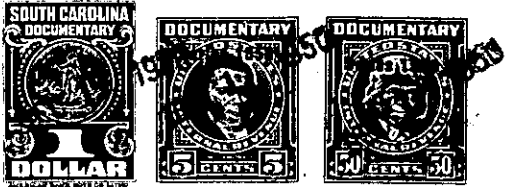


State of South Carolina, DEC 1 9 01 AM 1950

County of GREENVILLE. OLLIE FARNSWORTH
R.M.C.



KNOW ALL MEN BY THESE PRESENTS That SURETY MORTGAGE COMPANY
a corporation chartered under the laws of the State of South Carolina
and having its principal place of business at Greenville
in the State of South Carolina, for and in consideration of the
sum of Three Hundred and No/100-----
-----(\$300.00)----- dollars.

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Carolyn C. Ruff and George A. Ruff, their heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the East side of West Avondale Drive, in that area recently annexed to the City of Greenville, in Greenville County, South Carolina, being shown as the Southern five (5) feet of Lot 22 of Block G, on plat of Northgate, revised by R. E. Dalton, Engineer, May 1939, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "J", at page 13 (also shown on plat recorded in Plat Book "G", at pages 135 and 136), and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of West Avondale Drive, at joint front corner of Lots 22 and 23, and running thence with the line of Lot 23, S 74-40 E 181 feet to an iron pin on the West edge of a 12-foot alley; thence with said alley, N 15-20 E 5 feet to an iron pin in the rear line of Lot 22; thence through Lot 22 in a Westerly direction 181 feet more or less to a point in the front line of Lot 22 on the East side of West Avondale Drive, said point being 5 feet North from the joint front corner of Lots 22 and 23; thence along the East side of West Avondale Drive, S 3-41 W 5 feet to the beginning corner.

This property is conveyed subject to the following restrictions:

1. No building shall be erected nearer than 40 feet to the front line of lot on West Avondale Drive.
2. No dwelling shall be erected on said property costing less than \$6,000.00.
3. The said lot shall be used for residential purposes only.
4. No obnoxious or offensive trade shall be carried on on the property.
5. No building of a temporary structure shall be erected on the property for use as a residence.
6. An easement is reserved along the rear line of the lot, two(2) feet in width, for the purpose of placing sewerage, telephone and electric lines or other utilities, with the right of entry for maintaining and repairing said utilities.

Grantor to pay 1950 taxes.

5' STRIP TO (181-3-20)
OUT OF (181-3-21)